



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Exterior Wall	20
Roof Structure	03
Roof Cover	03
Interior Wall	05
Interior Floor	14
Interior Floor	08
Air Condition	03
Heating Type	04
Bedrooms	
Bathrooms	
Frame	02
Stories	1.
Units	
Occupancy	00

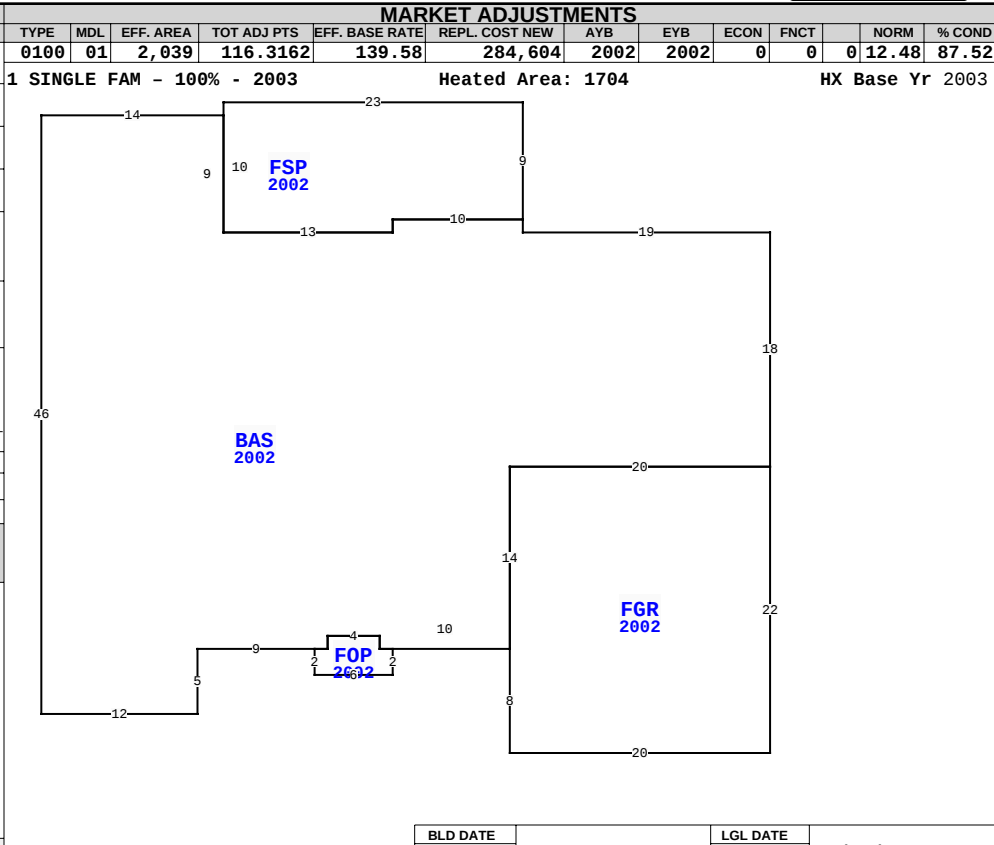
Quality	05
DOR CODE	0100

MAP NUM	MKT AREA
NEIGHBORHOOD/LOC	4039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100	2002	1,704	208,161
FGR	440	55	2002	242	29,563
FOP	16	30	2002	5	611
FSP	220	40	2002	88	10,750
TOTALS	2,380			2,039	249,085

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	633.00	SF	6.24
2	0866	POOL FIBER	0	100	0	0	190.00	SF	86.40
3	0845	KOOL DECK	0	100	0	0	506.00	SF	8.70
4	0855	CONC PAVER	0	100	0	0	60.00	SF	12.00
5	0462	ST/AL FNC	0	100	0	0	100.00	SF	12.00
6	0463	FENCE GATE	0	100	0	0	1.00	UT	360.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00



86156 GRAHAM CT, YULEE	BLD DATE	LGL DATE	04/22/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			249,085
TOTAL MARKET OB/XF VALUE			11,737
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			345,822
SOH/AGL Deduction			192,663
ASSESSED VALUE			153,159
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			102,437
TOTAL JUST VALUE			345,822
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515165	SWIM POOL	22,170	01/01/2005
B029509	NEW CONSTR	127,369	04/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1763/0859	9/27/2011	QC	U	I	11	100	
GRANTOR: TYO CRAIG M							
GRANTEE: TYO MARY L							
1078/1829	9/04/2002	WD	Q	I		132,600	
GRANTOR: MEADOWFIELD OF JACKSO							
GRANTEE: TYO CRAIG & MARY L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W19 N1 FSP=[YR=2002] N9 W23 S10 E13 N1 E10 \$ W10 S1 W13 N9 W14 S46 E12 N5 E9 FOP=[YR=2002] S2 E6 N2 W1 N1 W4 S1 W1 \$ E1 N1 E4 S1 E10 FGR=[YR=2002] S8 E20 N22 W20 S14 \$ N14 E20 N18 \$.									